Map: 104-16
Parcel: 305

Warranty Deed

Address of New Owner(s)

Belmont University
1900 Belmont Boulevard
Nashville, Tennessee 37212

Send Tax Bills To:

SAME

Davidson County DEEDWARR
Recvd: 06/23/04 15:01 4pgs
Fees:23.00 Taxes:462.50
20040623-0074636

This Instrument Prepared By:

J. Terry Price
Guenther, Jordan & Price, Attorneys
860 Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

The actual consideration (or value, whichever is greater) for this transfer is $125,000.

Alton Reece
Affiant

Subscribed and sworn to before me this 22 day of June, 2004.

Notary Public

My Commission Expires March 26, 2005

For and in Consideration of the sum of ONE HUNDRED AND TWENTY FIVE THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), We, Alton Nathaniel Reece, Dexter Dewayne Reece and Ronald Reece, (hereafter referred to as "Grantor") have bargained and sold, and by these presents do transfer and convey to Belmont University, its successors and assigns, (hereafter referred to as "Grantee") a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, Being Lot No. 62 on the map of Avalyn Place, as of record in Book 161, page 150, Register's Office for said County.
>
> Said Lot 62 fronts 50 feet on the northerly side of Compton Avenue and runs back between parallel lines 140 feet to an alley. This property description was taken verbatim from the prior conveyance of this property.

Being the same property conveyed to Willie B. Reece by warranty deed from David E. Sloan and wife, Wilma F. Cox Sloan of record in Deed Book 4462, Page 9, Register's Office for Davidson County, Tennessee. Willie B. Reece died unmarried leaving the residue of her property, including this parcel of real property to her son, John Cato Reece, in a Will admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, docket number 04P786. Willie B. Reece and Willie Reece are one on the same person and was the Grantee in the above conveyance. In said Will, Willie Reece acknowledged that John Cato Reece agreed to give Ronald Reece a home for life. John Cato Reece died unmarried and intestate December 6, 2000, leaving two sons, Alton Nathaniel

Reece and Dexter Dewayne Reece. John Cato Reece had one other son, John Derrick Reece, who died June 20, 1989, unmarried, intestate and leaving no issue. Alton Nathaniel Reece and Dexter Reece are the only heirs at law of John Cato Reece and have recorded affidavits of heirship with the Register of Deeds office for Davidson County, Tennessee as Instrument Numbers: 20040623-0074633 and 20040623-0074634*. Ronald M. Reece is the ward of a conservatorship being administered through the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, docket number 80551. On June 15th, this Court entered an order authorizing the sale of Ronald M. Reece's interest in this property and authorizing L. G. Burnett, Jr., as conservator to sign and acknowledge any documents necessary to close this sale. Ronald Reece and Ronald M. Reece are one in the same person and is one of the grantors in this conveyance. * 20040623-0074635

This is improved property, known as 1510 Compton Avenue, Nashville, Tennessee 37212.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, and the heirs and assigns of Grantee, forever.

Grantor represents to Grantee that Grantor is lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein. Grantor represents to Grantee that this real property has never been used as marital property and that no marital rights of any kind have attached.

Grantor binds Grantor and the heirs and representatives of Grantor to warrant and forever defend the title to the above described land to Grantee and the heirs and assigns of Grantee, against the lawful claims of all persons.

Witness this 22 day of June, 2004.

Alton Reece

Alton Nathaniel Reece

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. Terry Price a Notary Public in and for the above County and State, the within named Alton Nathaniel Reece, one of the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of June, 2004.

J. TERRY PRICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires March 26, 2005

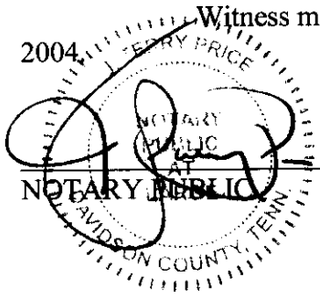
L. G. Burnett Jr Conservator

Ronald Reece,
By L. G. Burnett, Jr., Conservator

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. Terry Price, a Notary Public in and for the above County and State, the within named L. G. Burnett, Jr., Conservator for Ronald Reece, one of the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, as Conservator for Ronald Reece, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of June, 2004.



NOTARY PUBLIC

My Commission Expires March 26, 2005

Dexter Dewayne Reece

STATE OF NEW YORK }
COUNTY OF QUEENS }

Personally appeared before me, DEXTER REECE, a Notary Public in and for the above County and State, the within named Dexter Dewayne Reece, one of the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at QUEENS, New York, this 18th day of June, 2004.

Zarmeen Khan
NOTARY PUBLIC

My Commission Expires 04/26/2008

KHAN ZARMEEN
Notary Public, State of New York
No. 01KH6109082
Qualified in Queens County
Commission Expires 04/26/2008

KHAN ZARMEEN NOTARY PUBLIC STATE OF NEW YORK